

JSNPT LLC
1786 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

20
04

FACE BRICK 100
WOOD TRUSS 100

Roof Cover
Interior Wall
Interior Floo
Ceiling

12
05
14
01

MODULAR MT 100
DRYWALL 100
CARPET 100
FIN.SUSPD 100

Air Condition
Heating Type

03
04

CENTRAL 100
AIR DUCTED 100

Fixtures
Frame
Story Height

5 100
02

WOOD FRAME 100
10 100

RMS
Stories
Units

8 100
1.
0 100

1. 100
0 100

BUD8 Adjustme
Occupancy

01
00

DIST CA 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

1720

MEDICAL OFFICE

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

1290.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,404

100

1993

1,404

203,882

BAS

378

100

1995

378

54,891

CAN

48

30

1994

14

2,033

TOTALS

1,830

1,796

260,806

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0810

CONCRETE A

0 0

8 3

24.00

SF

6.50

6.50

100

1980

1980

3

30

47

2

0803

ASPHALT C

0 0

0 0

3,731.00

SF

2.00

2.00

100

1976

1976

3

50

3,731

3

0803

ASPHALT C

0 0

0 0

2,325.00

SF

2.00

2.00

100

1997

1997

3

50

2,325

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

001901

C

MEDICAL OF

0

0006

CH

100.00

208.00

19,422.00

SF

1.00

1.00

1.00

5.00

5.00

97,110

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1721

04

1,796

99.7500

161.35

289,785

1976

2010

0

0

10.00

90.00

1 MDL OFFICE - 0% - 0

Heated Area: 1782

HX Base Yr

BLD DATE

10/24/2018

KK

LGL DATE

07/09/2024

TD

XF DATE

10/24/2018

KK

LAND DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

260,806

6,103

97,110

364,019

194,876

169,143

0

169,143

364,019

0

247,518

367,330

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1747/1429

7/21/2011

WD U

I

40

175,000

GRANTOR: FACHKO PATRICIA

GRANTEE: JSNPT LLC

0101/0010

1/01/1970

TA U V

2,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 S14 BAS=[YR=1993] S36 CAN=[YR=1994] W6 S8 E6 N8\$ S16 E27 N52 W27\$ E27 N14\$.

REVIEW DATE07/09/2024BYKBA

Total Acres: 0.00Total Land Value: 97,110Market: 0Agricultural: 0Common: 97,110PRINTED 07/30/2025 BY SYS